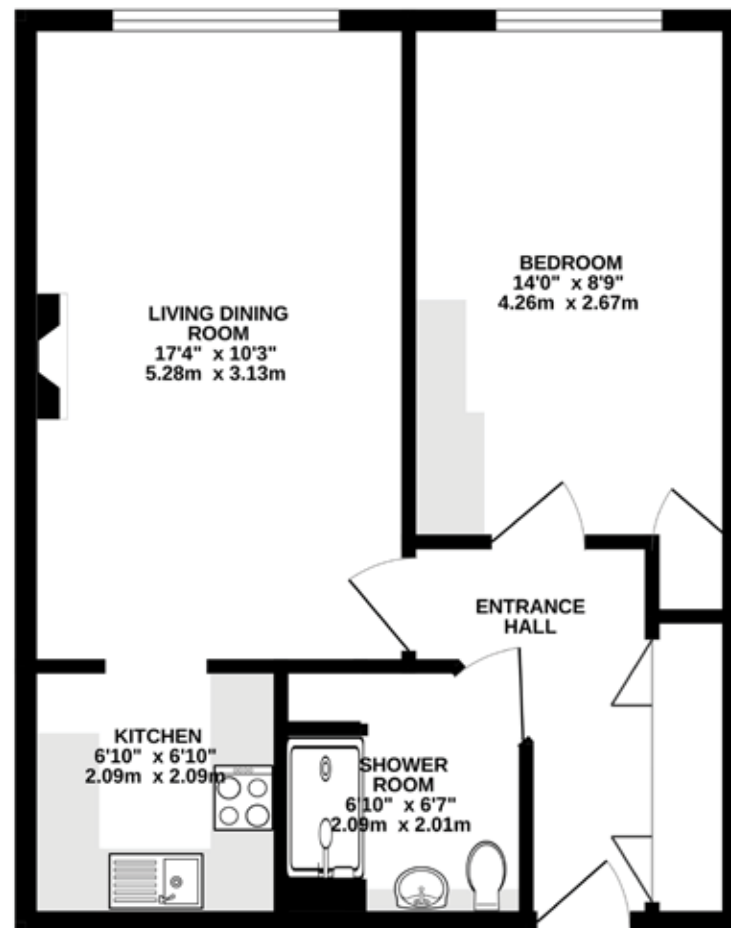


31 LYNWOOD
Victoria Road, Wilmslow
£125,000

SECOND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 455 sq.ft. (42.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Wilmslow (Sales)

40, Alderley Road, WILMSLOW SK9 1NY

01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

An immaculately presented second floor retirement apartment, for those aged 60 and over, in the popular Lynwood development situated in the centre of Wilmslow.

- Second Floor Retirement Apartment
- Spacious Double Bedroom
- Well Presented Accommodation

- Lift Access To All Floors
- On-Site House Manager
- Well Maintained Communal Gardens

£125,000

31 LYNWOOD

Victoria Road, Wilmslow



This second floor retirement apartment is located in the ever popular Lynwood development only a short walk to local amenities such as dentists, doctors, and shops. Internally the development offers a large and well maintained communal lounge area where residents can socialise, the development also benefits from an on-site manager, a lift, emergency pull cords and a secure entry system. Externally the development has immaculate and well kept communal gardens.

On entering the property there is an entrance hall with integral mirrored storage cupboards, a spacious open-plan lounge/dining room, fitted kitchen, a double bedroom with a fitted wardrobe & storage, plus a shower room with a walk-in shower.

The current service charge is £3,600 per annum (paid quarterly) with a ground rent of £70 per annum. Parking: subject to availability: £300 per annum (all subject to verification by solicitors).

Please Note: There may be a charge made upon selling a retirement apartment, payable to the management company. Please contact the office for further details.

LOCATION

Conveniently situated within Wilmslow town centre with its excellent range of shops and general services, restaurants, cafes and amenities. Sainsburys, a doctors surgery and dentist are all within a short walk. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 Wilmslow by-pass which provides access to the stores at Handforth Dean and Cheadle. Wilmslow has a library and leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 5HN

TENURE

Leasehold for 125 years from 01/01/1984 with a ground rent of £70 per annum. (subject to verification by solicitors).

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East. Property Band: C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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